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SEP 21 2012

DEPT. OF COMMUNITY DEVELOPMENT
CITY OF URBANDALE

September 19, 2012

Mayor and City Council
3600 86th Street
Urbandale, Iowa 50322-4056

Honorable Mayor and Members of the City Council:

The undersigned hereby petitions for an amendment to the Comprehensive Plan of the City of Urbandale, and to request an amendment to the existing Planned Unit Development (PUD) of the following described property to allow a recreational facility including hotel, restaurant, casino and other accessory uses as described in the attached supplementary information:

WARRANTY DEED (BOOK 5431, PAGE 943)

ALL THAT PART OF LOT 1, RYDER & CO. SUBDIVISION, AN OFFICIAL PLAT IN POLK COUNTY, IOWA, LYING NORTH OF INTERSTATE 80, SECTION SIXTEEN (16), TOWNSHIP SEVENTY-NINE (79), NORTH, RANGE TWENTY-FIVE (25), WEST OF THE 5TH P.M., EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED RECORDED IN BOOK 3002 AT PAGE 407, AND EXCEPT OTHER LEGALLY ESTABLISHED HIGHWAYS.

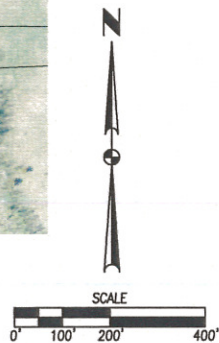
The undersigned, Fair Grounds, LLC, is the holder of an Option to Purchase the above Property under an agreement dated August 30, 2012, and hereby respectfully submits this request, as authorized by said agreement. Frampton Farms, Inc. is the owner of the Property and pursuant to such agreement consents to and as such owner joins in this request.

Fair Grounds, LLC

By: 

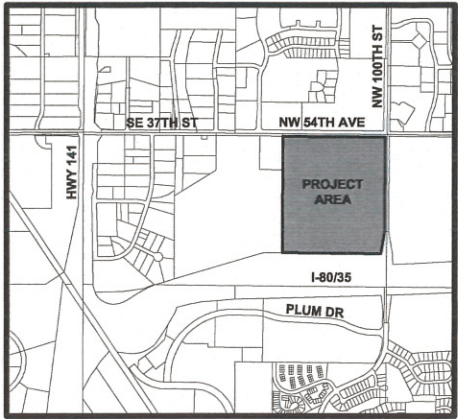
Frampton Farms, Inc.

By: 



VICINITY MAP

NOT TO SCALE



REZONING DESCRIPTION

ALL THAT PART OF LOT 1, RYDER & CO. SUBDIVISION, AN OFFICIAL PLAT IN POLK COUNTY, IOWA, LYING NORTH OF INTERSTATE 80, SECTION SIXTEEN (16), TOWNSHIP SEVENTY-NINE (79), NORTH, RANGE TWENTY-FIVE (25), WEST OF THE 5TH P.M., EXCEPT THAT PART THEREOF CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED RECORDED IN BOOK 3002 AT PAGE 407, AND EXCEPT OTHER LEGALLY ESTABLISHED HIGHWAYS.

ADJACENT OWNERSHIP

1. SOLID GROUND, LLC
10888 HICKMAN RD STE 3B
CLIVE, IA 50325
2. POLK COUNTY LAND CO LC
475 S 50TH ST STE 100
WEST DES MOINES, IA 50265
3. ND 26 WEST PARK BUILDING 1, LLC
1045 76TH ST STE 2000
WEST DES MOINES, IA 50266
4. WEST PARK DEVELOPERS I, LLC
4949 WESTOWN PKWY STE 200
WEST DES MOINES, IA 50266
5. MACON REALTY
CATHERINE COWNIE
406 49TH ST
DES MOINES, IA 50312
6. MEREDITH DRIVE LC
KAITLYN CROSS
122 GREENFIELD PKWY
DES MOINES, IA 50320
7. CUTTYS DES MOINES CAMPING CLUB INC
2500 SE 37TH UNIT A ST
GRIMES, IA 50111

OWNERS

FRAMPTON FARMS INC
5526 NW 86TH ST STE D
JOHNSTON, IA 50131

DEVELOPER

FAIR GROUNDS, LLC
5465 MILLS CIVIC PARKWAY STE 400
WEST DES MOINES, IA 50266

ZONING

EXISTING: PUD
PROPOSED: PUD

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDEKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400

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PUD Project Narrative

The proposed use for the Frampton Farms Property will be an exciting addition to the Urbandale community. It is estimated that hundreds of new jobs will be created support the entertainment venue options that include a conference center, a hotel, a casino, an upscale bowling center and multiple dining alternatives.

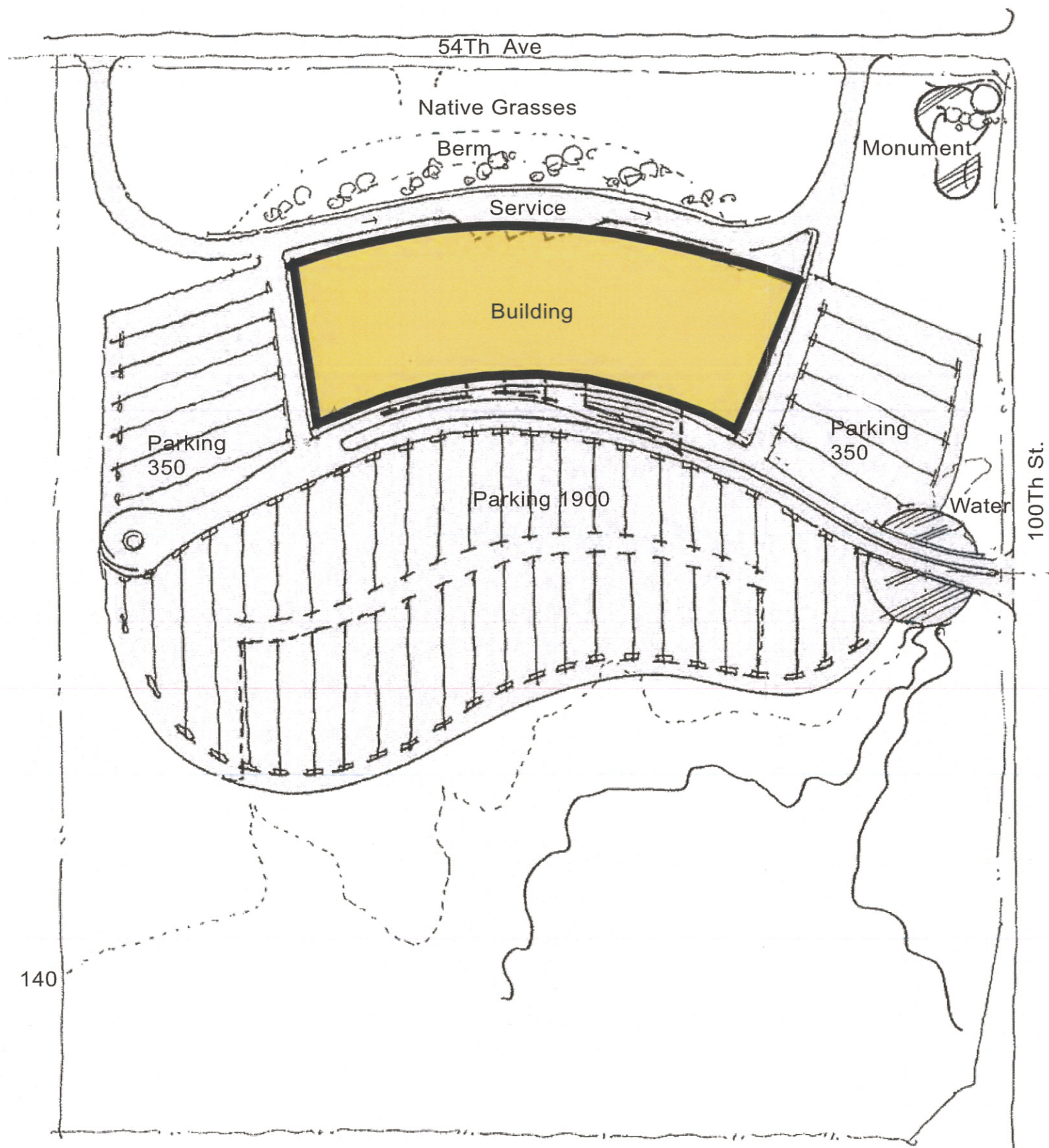
The intent is to work in concert with planned improvements for the area as site improvements are implemented. Options for structured parking will be considered in addition to surface parking. Independent service areas and public access to the facility will be provided to maintain positive traffic flow on and off the site.

Sustainable strategies for site development and building design will be explored throughout the design process.

Fair Grounds, LLC is a newly formed entity which is owned by Gary Kirke and Mike Richards. Gary Kirke and Mike Richards are current residents of West Des Moines, Iowa and are owners of other Iowa businesses including Wild Rose Entertainment and Quatro Composites.

PRELIMINARY SITE PLAN

with Surface Parking



PRELIMINARY SITE PLAN

with Structured Parking

